



गोवा GOA

091307



Serial No. 2696 Place of Vendor MARGAO Date: 14/12/19
 Value of Stamp Paper: 25000/-
 Name of Purchaser: Conston Wealth Developers Pvt Ltd
 Residence: Florida Name of Father: _____
 Purpose: Rectification Transacting Parties }
 As there is no one single paper for the value of Rs. 135000/-
 Additional stamp papers for the completion of the value are
 attached along with.
 Stamp Vendor's Sign. [Signature]
 Mrs. SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-1
 Margao-Goa
 Signature of Purchaser: [Signature]

Ramnath N.P. Denu Denu

**DEED OF RECTIFICATION CUM ADDENDUM TO
 THE DEED OF SALE DT. 22/07/2014**

This Deed of Rectification cum Addendum to the
 Deed of Sale dt. 22/07/2014 is entered into on this
 4th day of the month of **December** of the year **Two
 Thousand and Nineteen.**

--2/-

[Signature]

R.P. Banduch

[Signature]

318

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA.

Serial No. 2696 Place of Vendor MARGAO Date: 14/11/19 091308

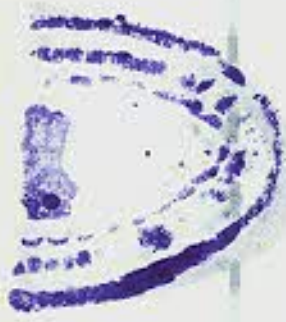
Value of Stamp Paper: 25000/-

Name of Purchaser: COMMON WEALTH DEVELOPERS Pvt Ltd

Residence: Fatorda Name of Father:

Purpose: Real Estate Transacting Parties

As there is no one single paper for the value of Rs. 135000/- Additional stamp papers for the completion of the value are attached along with.



Stamp Vendor's Sign. Mrs SALONI S. KOLWALKAR Lic No JUD/VEN-LIC/1/2016/AC-I Margao-Goa

Signature of Purchaser

::2::

BETWEEN

1. Mr. Atik Ismail Banducda, son of late Ismail Banducda, aged 51 years, married, businessman, Indian nationals having PAN card No. [redacted], Adhaar card No. [redacted] and his wife;

--3/-

Band
RABanducda

Atik

भारतीय गैर न्यायिक INDIA NON JUDICIAL



गोवा GOA

Serial No. 2696 Place of Vendor MARGAO Date: 14/11/19 091309
 Value of Stamp Paper: 25000/-
 Name of Purchaser: Commonwealth Developers Pvt Ltd
 Residence: Fatorda Name of Father: _____
 Purpose: Rectification Transacting }
 Parties }

As there is no one single paper for the value of Rs. 135000/-
 Additional stamp papers for the completion of the value are
 attached along with.

Stamp Vendor's Sign. [Signature]
 Mrs SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-1
 Margao-Goa

[Signature]
 Signature of Purchaser



::3::

2. Mrs. Ruksana A. Banducda, daughter of R. Abdul Wahid, aged 43 years, housewife, Indian Nationals having PAN Card no. [redacted], adhaar card no. [redacted] and both residents of B Bungalow, behind post office, Aquem, Margao, Goa, (hereinafter referred to as the 'THE VENDOR' of one part)

[Signature]
RABanducda

--4/-

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 2696 Place of Vendor MARGAO Date: 14/1/19 091310

Value of Stamp Paper: 25000/-

Name of Purchaser: Commonwealth Developers Pvt Ltd

Residence: Fatorda Name of Father:

Purpose: Rectification Transacting }
Parties }

As there is no one single paper for the value of Rs. 135000/-
Additional stamp papers for the completion of the value are
attached along with.



Stamp Vendor's Sign.
Mrs. SALONI S. KOLYALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

[Signature]
Signature of Purchaser

::4::

AND

COMMONWEALTH DEVELOPERS PVT. LTD a
Registered Company with registered office at CD
Fountainhead, Murida Fatorda Salcete Goa
403602, having **PAN No.** [redacted] and
represented herein by

--5/-

[Signature]
RABandukole

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

भारत



INDIA

TWENTY THOUSAND RUPEES

Rs. 20000

गोवा GOA

053563

Serial No. 2696 Place of Vendor MARGAO Date: 14/7/19
Value of Stamp Paper: 20000/-
Name of Purchaser: Comaen wealth Developers Pvt Ltd
Residence: Futorda Name of Father: _____
Purpose: Rectification Transacting }
Parties }
As there is no one single paper for the value of Rs. 135000/-
Additional stamp papers for the completion of the value are
attached along with. for bond
Stamp Vendor's Sign. for bond
Mrs. SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa Signature of Purchaser



::5::

its Managing Director **Mr. DATTA DAMODAR NAIK**, Son of Late Mr. Damodar K. Naik, Married, aged about 65 years, Occupation: business Indian national, having Adhaar Card No. [REDACTED], resident of: Comba Margao Salcete Goa (hereinafter referred to as '**THE VENDEE**' of the other part).

--6/-

for bond
RABandhaval

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA



Serial No. 2696 Place of Vendor MARGAO Date: 14/11/19 **089098**
Value of Stamp Paper: 10000/-
Name of Purchaser: Catalon wealth Developers Pvt Ltd
Residence: Fardor Name of Father: _____
Purpose: Rectification Transacting Parties }
As there is no one single paper for the value of Rs. 132000/-
Additional stamp papers for the completion of the value are
attached along with. Kolwal
Stamp Vendor's Sign. Sendrale
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa Signature of Purchaser

::6::

The terms "THE VENDOR" and "THE VENDEE"
shall include their heirs, successors, legal
representatives, administrators, executors and
assigns.

All individuals intervening in this agreement are
Indian Nationals.

Sendrale
RABandhaval

--7/-

Sendrale

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत

INDIA

सत्यमेव जयते

गोवा GOA

524267

Serial No. 2696 Place of Vendor MARGAO Date: 14/11/19

Value of Stamp Paper: 1000/-

Name of Purchaser: Common Wealth Developers Pvt Ltd

Residence: Fatorda Name of Father:

Purpose: Rectification Transacting Parties

As there is no one single paper for the value of Rs. 132000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Bondade
Signature of Purchaser



::7::

WHEREAS:

A. By Deed of Sale dated 22/07/2014 duly executed before the Sub-Registrar Salcete registered under Reg. No. MGO-BK1-03384-2014 dated 24-07-2014, hereinafter referred to as the

--8/-

Bondade
RABondade

Bondade

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत
सत्यमेव जयते
INDIA

गोवा GOA



Serial No. 2696 Place of Vendor MARGAO Date: 14/11/19 524268

Value of Stamp Paper: 1000/-

Name of Purchaser: London Wealth Developers Pvt Ltd

Residence: Fatorda Name of Father:

Purpose: Rectification Transacting }
Parties }

As there is no one single paper for the value of Rs. 132000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Saloni
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

London
Signature of Purchaser

::8::

SAID DEED the VENDORS sold to the VENDEE
9/16th of the undivided right title and interest in
the Plot no. 17 admeasuring 1002 m2 of the
property known as TOLCAICATEM situated at
aquem alto, within the area of Margao Municipal
Council , taluka and sub-district of Salcete ,

--9/-

Saloni
Saloni

London



District of South Goa , State of Goa , described in the land registration office of Salcete under no. 40,077 at page 177 reverse of Book B 103 of New Series , enrolled in the land revenue office under matriz no. 1152, surveyed under chalta no. 59 of P.T. Sheet no. 196 , admeasuring an area of 1002 sq.mts. more clearly described in the Schedule I.

B. In terms of the SAID DEED the VENDEE has purchases the 9/16th of the undivided right title & interest in the said plot no. 17 for a total consideration of Rs. 90,10,000/- (Rupees: Ninety lakhs & Ten Thousand Only) from the VENDOR which was agreed to be paid by The VENDEE in the following manner.

- (a) Paid Rs. 10,000/ (Rupees: Ten Thousand Only) by cheque no. 545184 dated 24/07/2014 drawn on The Goa Urban Co-op. Bank Ltd. Margao Goa ;
- (b) The remainder consideration of Rs. 90,00,000/- (Rupees: Ninety Lakhs only) by way of and allotment of 627.26 m² super built up area in the SAID PLOT as mentioned in the clause 2 (c) of the SAID DEED OF SALE dated 22/07/2014 .

C. In terms of the said Deed it was agreed to allot 7 apartment having total super built up area of 627.26 m² along with seven parking slots to be given to the VENDOR .

Band
RA Barchhall

[Handwritten signature]



D. It was further mutually agreed between the parties that in case of change of Zone in outline development Plan the VENDOR shall be entitled to receive additional consideration in terms of built up area. Whereas the said property has now been zoned as C 1 in outline Development plan of Margao City and that the VENDOR has mutually agreed to get additional built up area in case Zoning was changed to C1 which was agreed to be payable by allotment of additional Built up area .

E. Due to Change of zone in the Outline Development Plan and as per the new Plans drawn by our Architect the Apartment nos. along with the location and super built-up area agreed to be allotted in terms of Clause 2(c) at page no. 5 of the said Deed of Sale, the changes are required to be incorporated in the said Deed.

F. It is now necessary and expedient to correct the said Deed by replacing the said area & Apartment No. in the said Deed by new areas & apartment No. appearing hereunder. In view of the changes agreed by the parties they have decided to sign this Rectification cum Addendum to Deed of Sale dated 22/07/2014 entered into between them.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



**NOW THIS DEED OF RECTIFICATION CUM
ADDENDUM TO THE DEED OF SALE DATED 22-
07-2014 WITNESSETH AS UNDER:**

1. The VENDEE shall Allot 5 Flats in the said plot identified as **Flat No. 501** (Fifth Floor) admeasuring an area of 121.62 m², **Flat No. 502** (Fifth Floor) admeasuring an area of 111.62 m² , **Flat No. 601** (Sixth Floor) admeasuring an area of 119.97 m², **Flat No. 602** (Sixth Floor) admeasuring an area of 106.87 m² , **Flat No. 701** (Seventh Floor) admeasuring an area of 227.45 m² total admeasuring an area of 687.53 m² in place of 7 Flats agreed to be allotted in terms of Clause 2 (c) of the Deed of Sale Dated 22/7/2014.

2. In terms of the Change in Zone to C1 of the said property the VENDEE shall allot super built up area of 239.78 m² by way of allotment of two additional Apartments/Flats named **Apartment No. F-402** admeasuring an area of 123.50 m² & **Apartment no. F-403** admeasuring an area of 116.28 m² along with two parking slots in the stilt Floor of the said **Building F** in the separate project built by the VENDEE named **CD DIVA** in the property named **AFORAMENTO CUPANGALI** surveyed under chalta no. 1 of P.T. Sheet No. 159 of Margao City, situated at Gogol Margao Salcete Goa . The title of the said 2 Apartment shall be Conveyed to the VENDORS by separate Sale Deeds.

Aswani
RABandukela

Arif



3. It is agreed between the parties that the said Deed of Sale shall stand novated , rectified in terms of the changes agreed by and between the parties referred to hereinabove and all the other terms of the said Deed remain in force unaltered.

4. For the purpose of stamp duty calculation the said extra area of 300.50 sq. mts. is valued at Rs. 44,00,000/- (Rupees Forty-four lakhs only) and accordingly stamp duty paid herein.

SCHEDULE-I

All that Plot no. 17 admeasuring 1002 m² of the property known as TOLCAICATEM situated at aquem alto, within the area of Margao Municipal Council , taluka and sub-district of Salcete , District of South Goa , State of Goa , described in the land registration office of Salcete under no. 40,077 at page 177 reverse of Book B 103 of New Series , enrolled in the land revenue office under matríz no. 1152 and the said plot surveyed under chalta no. 59 of P.T. Sheet no. 196 and bounded on the east by reserved road, on the west by plot no. 11 of the same property surveyed under chalta no. 51 and 52 of P.T. Sheet no. 196, on the north by plot no. 16 surveyed under chalta no. 50 and 60 of P.T. Sheet No. 196 and on the south by plot no. 18 surveyed under chalta no. 58 of P.T. Sheet no. 196.

ABR
RAB andhale

[Handwritten signature]

In witness whereof the parties have set their hands and signed hereunder in presence of witnesses.

Signed and Delivered by the within named

VENDORS:

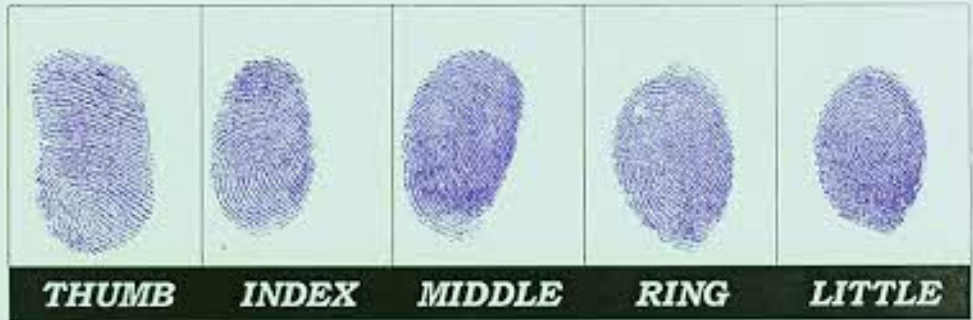
1.



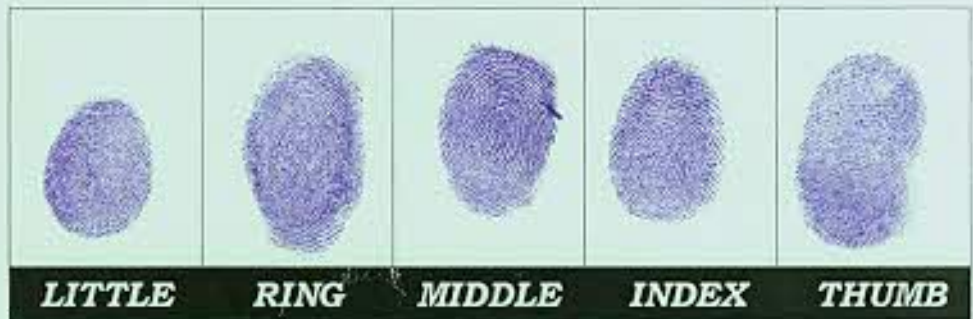
Banducda

MR. ATIK ISMAIL BANDUCDA

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Banducda

RABanducda

Amis



2.

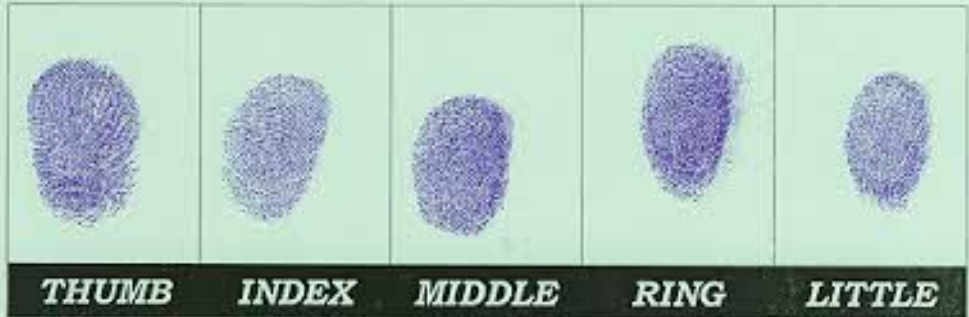


RAB

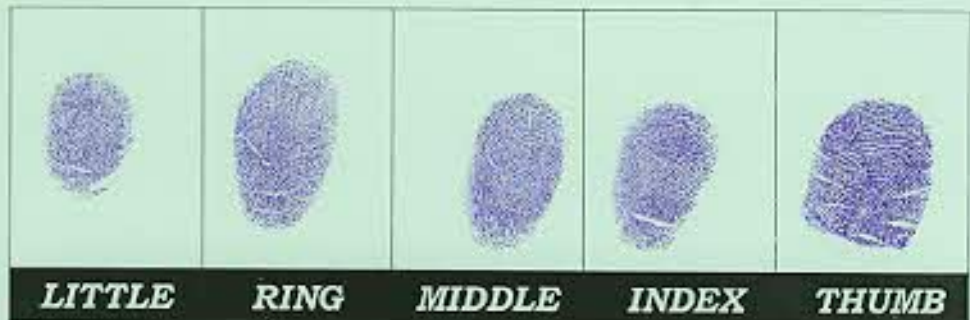
RABanducda

MRS. RUKSANA A. BANDUCDA

RIGHT HAND FINGERPRINTS



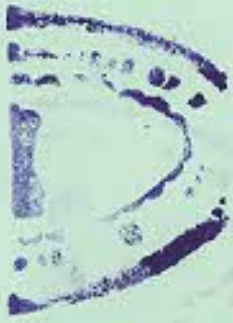
LEFT HAND FINGERPRINTS



Banducda

RABanducda

[Handwritten signature]

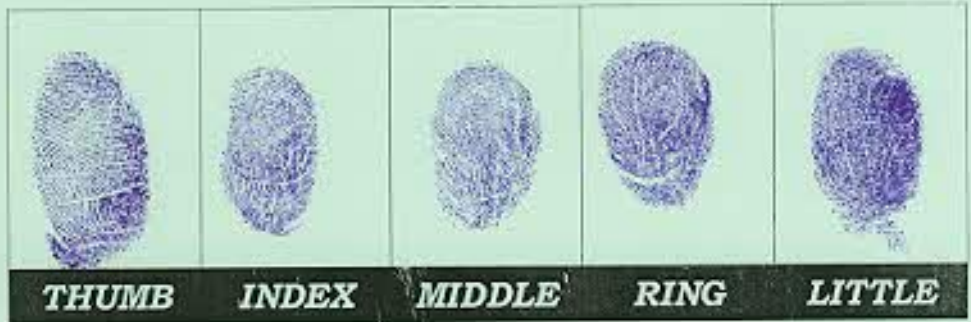


Signed and Delivered by the within named
VENDEE
For **COMMONWEALTH DEVELOPERS PVT.**
LTD.



MR. DATTA DAMODAR NAIK
Managing Director

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



In the presence of :-

a. Mr Laxmikant Kurade _____
R/o Benaulim, Salcete Goa

b. Mr. Baban Kalekar _____
R/o Mugalli, Sao Jose De Areal , Salcete Goa

Bond
PABanduchal



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time :- 24-Jan-2020 11:01:22 am

Document Serial Number :- 2020-MGO-318




Presented at 10:01:00 am on 24-Jan-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	390
Total		2390



Stamp Duty Required :1000




Stamp Duty Paid : 1000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>RAMNATH PRABHU DESSAI, S/o - D/o NARAYAN PRABHU DESSAI Age: 42, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H NO 179 KEVONA RIVONA GOA, Address2 - , PAN No.: AOSPP1164Q</p>			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ATIK ISMAIL BANDUCDA, S/o - D/o ISMAIL BANDUCDA Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H No. 109 PAJIFOND MARGAO GOA, Address2 - , PAN No.: AESPB4007L</p>			
2	<p>RUKSANA A BANDUCDA, S/o - D/o R ABDUL WAHID Age: 46, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H NO 109 PAJIFOND MARGAO SALCETE GOA, Address2 - , PAN No.: AESPB4008F</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	RAMNATH PRABHU DESSAI ,S/o - D/o NARAYAN PRABHU DESSAI Age: 42, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H NO 179 KEVONA RIVONA GOA, Address2 - , PAN No.: AOSPP1164Q			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Authorized Representative,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	LAXMIKANT KURADE, 45 , ,9225191123 , ,Service , Marital status : Married 403717 Benaulim, Salcete, SouthGoa, Goa			
2	BABAN KALEKAR, 46 , ,9822386271 , ,Service , Marital status : Married 403601 Margao, Salcete, SouthGoa, Goa			

Jayashree
24/11/2020
Sub Registrar

REGISTRAR
- CUM -
SUB-REGISTRAR
1971

Document Serial No:-2020-MGO-318

Book :- 1 Document
Registration Number :- **MGO-1-305-2020**
Date : 24-Jan-2020

Janaki
24/1/2020

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE

